



45

East Road
West Drayton
Middlesex
UB7 9HA

RWHITLEY
Est. 1938 & CO

Guide Price £550,000



- SOLD BY R WHITLEY & CO
- End of Terraced House
- Planning Permission Granted To Extend
- Three Bedrooms
- Dual Aspect Living Room
- Fitted Kitchen
- Dining Room
- Spacious Family Bathroom
- Garage

DESCRIPTION

Located in sought after 'East Road' and boasting the benefit of PLANNING PERMISSION GRANTED FOR A SIDE EXTENSION. This corner sited three bedroom end of terraced house offers a wealth of potential for the larger or growing family and has been well cared for and greatly improved over the years. The generous accommodation is arranged over two floors and to the ground floor comprises an entrance hall, spacious dual aspect living room with french doors to the rear garden, kitchen fitted with a stylish range of modern wall and floor cupboard units with attractive work-surfaces, dining room and a utility room with cloakroom/WC off. Stairs from the entrance hall lead to the first floor landing which provides access to three

good sized bedrooms and the family bathroom with bath and separate shower.

OUTSIDE

Front & Side Garden: Extensive block paved surface for easy maintenance complimented with slate chipped surface. Low level brick wall boundary to one side and to the front on a curved return towards the rear with a wide opening to provide vehicular access via a shared dropped kerb to further blocked paving for ample parking. The dropped kerb also serves a tarmacadam shared driveway which leads to a garage.

Rear Garden: Slightly raised block paved seating area with step down to concrete timber decked effect surface with central area laid to lawn. Garage with attached brick workshop/store. Timber outbuilding.

LOCATION

East Road is situated about 1 mile from town centre with mainline railway station (which benefits from The Elizabeth Line). Local shopping (including a Sainsbury's local), bus routes and schools are all within easy walking distance. London Heathrow Airport, the motorway network, Stockley Business Park and Uxbridge town centre are all within easy motoring distance.

PLANNING PERMISSION

Planning documents can be viewed here:

<https://planning.hillingdon.gov.uk/OcellaWeb/showDocument?reference=35249/APP/2021/1975&module=pl>

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

WINDOWS

UPVC double glazed sealed unit windows.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

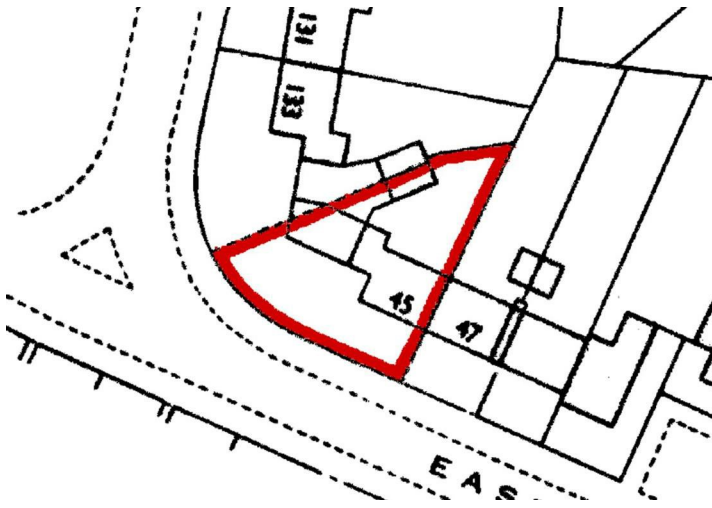
Freehold.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



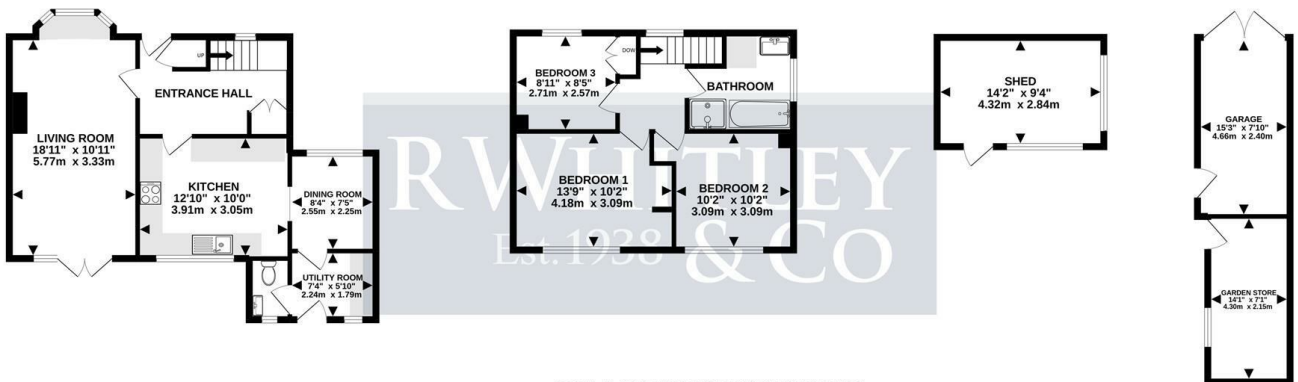




GROUND FLOOR
582 sq.ft. (54.0 sq.m.) approx.

FIRST FLOOR
438 sq.ft. (40.7 sq.m.) approx.

OUTBUILDINGS
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTBUILDINGS

TOTAL FLOOR AREA : 1019sq.ft. (94.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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